

01/20/21 BCC AGENDA SHEET

RAINBOW & RICHMAR
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500183-K & J'S EXCELLENT ADVENTURE, LLC:

TENTATIVE MAP for a commercial subdivision on 3.5 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community.

Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-701-032; 176-22-701-033

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 3.5 acre site that will be in conjunction with a proposed retail development. Access to the site is from 2 driveways on Rainbow Boulevard and 1 driveway on Richmar Avenue. Off-site improvements exist along all public street frontages.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-17-1007	Reclassified this site to C-1 zoning for a proposed shopping center with waivers for modified off-site improvements	Approved by BCC	April 2018
VS-17-1084	Vacated a portion of right-of-way being Rainbow Boulevard	Approved by BCC	April 2018
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-1	Approved retail center
South	Major Development Project - Office Professional	C-1	Mini-warehouse facility
East	Business and Design/Research Park	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E (RNP-I)	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
ZC-20-0521	A zone change request for a shopping center with waivers for wall height, to allow access on a local residential street, to allow alternative landscaping, and various off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff cannot support the companion zone boundary amendment, ZC-20-0521, staff cannot support this application.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0209-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 19, 2021 – FORWARDED – Conditions forthcoming.

APPLICANT: K & J'S EXCELLENT ADVENTURE, LLC

CONTACT: JOHN CURRAN, DAPPER DEVELOPMENT, 985 WHITE DR., STE 100, LAS VEGAS, NV 89119